

**TOWN OF BUCKEYE**  
**MINUTES OF THE REGULAR MEETING**  
**OF THE**  
**COMMUNITY PLANNING AND DEVELOPMENT BOARD**  
**September 28, 2004**

**CALL TO ORDER**

Vice-Chair Raney called the meeting to order at 7:00 p.m.

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**ROLL CALL**

Present: Vice-Chair Bill Raney, Annette Napolitano, Earl Warren, Carol Kempiak,  
Jim Zwerg, Ruben Jimenez, Alternate-Dave Rioux, and Alternate-Tana Wrublik

Absent: Chair John Hawley

Council Members: Chris Urwiller

Staff Present: Carroll Reynolds, Larry Harmer, Phil Garthright, Denise Lacey, Ian Dowdy,  
Attorney Chris Schmaltz, Scott Zipprich, Scott Rounds, Bob Costello and Connie Meadows

**APPROVAL OF MINUTES**

Vice-Chair Raney asked for a motion to approve the minutes of the September 14, 2004, Regular Meeting. Member Warren made a motion to approve the minutes of the September 14, 2004, Regular Meeting, seconded by Member Jimenez. The motion passed unanimously.

**WITHDRAWALS/CONTINUANCES:**

**4A. Case No. DCA04-303: Development Code & Community Master Plan Amendments**

Development Code Amendment to the Town of Buckeye Development Code, regarding Community Master Plans and Development Code Priorities, Applicability, and Amendments whereby any amendment to existing, or new laws, rules, regulations, and standards of development under that Community Master Plan where those new standards shall be incorporated. Attorney Schmaltz presented the item to the Development Board stating the Amendment “provides authority” for subsequent revisions. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Warren made a motion to recommend approval of DCA04-303. The motion was seconded by Member Jimenez. The motion passed unanimously.

## **5. NEW BUSINESS:**

### **5A. SP04-237: Sun City Festival**

Request by Steve Kunzweiler on behalf of Pulte / Del Webb for the approval of Site Plan for a 22.97 acre site consisting of a sales center, recreation center, and golf course clubhouse to serve the community of Sun City Festival as generally located southwest of the intersection alignment of Canyon Springs Boulevard (263<sup>rd</sup> Avenue) and Desert Vista Boulevard as also generally located in a portion of Section 25, Township 4 North, Range 4 West of the Gila & Salt River Base Meridian, Maricopa County, Arizona. Steve Kunzweiler on behalf of Pulte/Del Webb presented exhibits discussing the land uses and gave a description of the proposed project. Member Napolitano wanted clarification as to a temporary fire station and when the fire station will be operative. Mr. Kunzweiler stated there will be a temporary fire station and will be in working capacity by the start of the first construction and will eventually become a permanent station. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Kempiake made a motion to approve SP04-237. The motion was seconded by Member Zwerg. The motion passed unanimously.

### **5B. PP04-224: Sun City Festival**

Request by Steve Kunzweiler of Pulte / Del Webb for the approval of a Preliminary Plat on a development known as Sun City Festival Parcels D1, E1, F1, G1, and H1 with 628 dwelling units on 202.05 net acres for a net residential density of 3.11 units per acre. This project is located southeast of the intersection alignment of Beardsley Road and Desert Oasis Boulevard, and also generally located in portions within Sections 23 and 26, Township 4, North, Range 4 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Hans Koppenhoefer on behalf of Pulte/Del Webb presented exhibits discussing the land uses and gave a description of the proposed project. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Warren made a motion to approve PP04-224. The motion was seconded by Member Zwerg. The motion passed unanimously.

### **5C. SP04-368: Buckeye Public Library Expansion**

Request by Jeanine Guy, of the Town of Buckeye Parks, Recreation, and Library Services Department, for the approval of a Site Plan for the expansion of the Buckeye Public Library. The subject site is approximately  $\frac{3}{4}$  of an acre on the southeast corner of 6<sup>th</sup> Street and Eason Avenue, the same location as the current Buckeye Public Library. Jeanine Guy presented the request to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Rioux made a motion to approve SP04-368. The motion was seconded by Member Zwerg. The motion passed unanimously.

### **5D. SP04-367: Buckeye Recreation Center**

Request by Jeanine Guy, of the Town of Buckeye Parks, Recreation, and Library Services Department, for the approval of a Site Plan for the construction of a Buckeye Recreation Facility. The subject site is the northeast corner of a 12 acre parcel located on the southwest corner of 10<sup>th</sup> Street and Eason Avenue. Jeanine Guy presented the request to the Board stating completion is expected by mid March of 2005. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Napolitano made a motion to approve SP04-367. The motion was seconded by Member Warren. The motion passed unanimously.

**5E. PP02-14: Extension of Riata West**

Robert R. Wagoner, on behalf of Riata West, L.L.C., requesting a preliminary plat extension on the subdivision development known as Riata West which consists of 891 lots on 221 acres. The subject site is located on the northwest corner of the intersection of Southern Avenue and Watson Road, and is situated in the south half of Section 28, Township 1 North, Range 3 West of the Gila and Salt River Base and Meridian, Maricopa County, Arizona. Robert R. Wagoner, on behalf of Riata West, L.L.C., was present for questions from the Board. Riata West was approved as a preliminary plat before the Development Board on April 23, 2002. This preliminary plat was approved with the stipulation that it be good for only one year until April 23, 2003. Due to the lack of sewer conveyance lines, an extension was granted on April 8, 2003 for an additional 18 months to keep the project in good standing until October 23, 2004. A letter was received prior to October 23, 2004, requesting an additional 18 month plat extension for this development. The reasoning provided as to why this project has still not been submitted into the final plat process is due to the lack of conveyance lines and sewer treatment plant capacity to service the development. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Rioux made a motion to approve PP02-14. The motion was seconded by Member Zwerg. The motion passed unanimously. Town Attorney Chris Schmaltz advised that the Development Board is limited by the Development Code of the Town of Buckeye to grant extensions for no more than 6 month intervals. Should the Development Board grant the request to extend the Preliminary Plat of Riata West for an additional 6 months then the applicant would be expected to submit plans into the final plat process on or before April 23, 2005. Vice-Chair Raney asked for a motion to reconsider the previous motion to state the six month extension and not 18 months. Member Zwerg made a motion to reconsider the approval of PP02-14. The motion was seconded by Member Jimenez. The motion passed unanimously. Vice-Chair Raney requested a motion to approve PP02-14 with a six month extension. Member Warren made a motion to approve PP02-14 with a six month extension. The motion was seconded by Member Jimenez. The motion passed unanimously.

**5F. GPA(m)04-352: Stotz Farms, Inc. General Plan Amendment**

Request by Rob Rosztoczy, on behalf of Stotz Farms, Inc. for a minor General Plan Amendment on approximately 11 acres located generally on the northwest corner of Lower Buckeye Rd. and Perryville Rd. from the Planned Community land use district designation to the Commercial Center land use district designation. There being no representative present on behalf of Stotz Farms, Member Napolitano made a motion to continue GPA(m)04-352 to the October 12, 2004, Community Planning and Development Board hearing. The motion was seconded by Member Warren. The motion passed unanimously.

**5G. RZ04-351: Stotz Farms Rezoning**

Request by Rob Rosztoczy, on behalf of Stotz Farms, Inc. for the rezoning of approximately 11 acres located generally on the northwest corner of Lower Buckeye Rd. and Perryville Rd. from Rural 43 (Maricopa County) to the Commercial Center land use district. There being no representative present on behalf of Stotz Farms, Member Warren made a motion to continue RZ04-351 to the October 12, 2004, Community Planning and Development Board hearing. The motion was seconded by Member Rioux. The motion passed unanimously.

**5H. DCA04-266: Development Code Amendment**

Amending the Town of Buckeye Development Code, Article 8, Section 7-8-4(C)(10) to include regulations on Sexually Oriented Businesses. Ms. Lacey presented the item to the Board. Vice-Chair Raney opened the public hearing. There being no comments from the public, Vice-Chair Raney closed the public hearing. Member Napolitano made a motion to recommend approval of DCA04-266. The motion was seconded by Member Jimenez. The motion passed unanimously.

**6. COMMENTS FROM THE PUBLIC: None**

**REPORT FROM STAFF:**

Staff reported that the next Development Board meeting would be on October 12, 2004.

**REPORT FROM THE DEVELOPMENT BOARD: None**

**ADJOURNMENT:**

Vice-Chair Raney asked for a motion to adjourn the meeting. Member Rioux made a motion to adjourn the meeting. Member Warren seconded the motion. The motion passed unanimously. The Meeting adjourned at 8:30 p.m.

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Bill Raney, Vice-Chair

**ATTEST:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Community Planning and Development Board meeting held on the 28<sup>th</sup> day of September, 2004. I further certify that the meeting was duly called and that a quorum was present.

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Larry Harmer, Secretary